



November 10, 2024

REVISED PROPOSAL OF PROHIBITING BBQ'S SENT (10/25/24)

The following is the revised BBQ Ban Policy that was sent out to all owners on October 25th. The intention is to conform with Farmers Insurance requirement for the Association to receive a fire insurance quote:

The Eucalyptus Grove HOA prohibits the use of any type of open flame grill, barbecue cooking device, heating device, fire pit or similar device on balconies or elevated walkways. This policy also prohibits the use of such devices under any overhanging portion, or within 10 feet of a structure.

Owners have 30 days from October 25th to give the Board input, if any.

NEW WINDOW POLICY APPROVED LAST MONTH

Owners are responsible for the repair and replacement of their windows and window frames.

Upgrade or replacement involves either the window and window frame (as a single unit), or alternatively, a retrofit or insert-style of window.

Recently, several units were found to have window frames that were contributing to dry rot damage. All had original window frames, whether original or retrofit-style windows, and as such needed to be replaced.

As a result, going forward, the Board voted to prohibit the future use of the retrofit or insert-style of window because this installation method does not replace, but rather relies upon the original (40-yr old) window frames that could be a problem at this point, and because installation of retrofit-style windows does not absolve Owners of their continued responsibility for their window

frames as well.

Future window replacements or needed repairs, which are the Owners' responsibility, must include the window and window frame, which were installed as a single unit, and new gasket liner.

ASSOC FIRE INSURANCE NOT RENEWED; BOARD REVIEWING QUOTES

As noted in previous newsletters, the Association fire hazard insurance is not being renewed as we approach the renewal date of November 15th. The Board has received a few quotes and they run from approx. \$121K to about \$441K with different deductible amounts. Within the next day or so, the Board will choose a carrier. Additionally, the earthquake coverage is also up for renewal and, fortunately, the earthquake rate has been holding steady (about \$95K+). To pay for these premiums, at the upcoming board meeting, the Board will need to transfer about \$225K from the operating reserve to its operating account. Throughout this year, the Assoc has been setting funds aside for the insurance costs.

GAS LINES AT 7630 RED TAGGED

Late last week, So Cal Gas red tagged 2 units for having their gas line leaks. Like the previous 4 buildings, the Association will be obtaining a City building permit and replacing all the gas lines. Thanks in advance to the residents of this building for their patience.

MAKE SURE TO HIT “#” BEFORE ENTERING CODE 1225

As a reminder, when entering the access code, please make sure to hit the “#” sign before the digits. Otherwise, you will be calling a resident's cell phone who happens to be assigned a similar code.

BOARD MEETING SCHEDULED VIA ZOOM & IN PERSON

The next Board Meeting is scheduled for **NOVEMBER 14, 2024, 6PM**, via Zoom & at 7610 Meeting Room
<https://us02web.zoom.us/j/87303741613> **Meeting ID: 873 0374 1613**

You can also call by dialing:
+1 669 900 9128 (Hit *6 to unmute)



**NEW PRICING EFFECTIVE IMMEDIATELY;
GATE CLICKER - \$60; ACCESS CARD - \$25**

Effective immediately, the replacement fee for a gate clicker is \$60 and \$25 for an access card. For quite a while now, the Association has been undercharging these items.

**COLLECTION BEING SOUGHT FOR
JOSE SOT, OUR GARDENER**

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Enviroscaping. Jose has been with us for many years and works diligently to keep our complex attractive. He takes great pride in his work. Many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, please make your checks (please, no cash) payable to "JOSE SOTO" and send them to the following address:

Eucalyptus Grove HOA
Attn.: James Nguyen
3944 State St. #200
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line "EG Gardener Gift". **Please send your checks in by December 21, 2024**, so that the gift can be given to him by Christmas. Thank you again for your generosity and kindness.

**REGULAR CHECK ON VEHICLES
IN LONG TERM PARKING
(7602 – 7606 PARKING AREA)****Tag on Vehicle is the Official Warning**

If you have a vehicle parked in the long-term parking area (across from 7602 & 7606 in the upper lot), please make it a point to check it on a regular basis. Your vehicle may have been tagged for one reason or another. Otherwise, many things can happen to your vehicle to make it non-compliant or problematic. Thank you.

As a reminder, an email is usually sent out **as a courtesy** to the owners / occupants...it's not a requirement. Please do not let your vehicle become non-compliant and wait for an email from the Association before bringing it into compliance. Please do not rely on an email notification as your source of warning. If your vehicle is out of compliance, a tag on your vehicle is the official warning. Owners are responsible for forwarding appropriate information to their tenants. Your cooperation is appreciated.

FURNACE INSPECTION SUGGESTED

Now that the temperature is getting cooler in the evening, you may want to consider having the Gas Company inspect your gas furnace. They usually do it at no cost.

Their number is 1-800-427-2200 and please follow the menu or you can sign up on-line.

**LANDINGS, BALCONIES, FRONT DOOR AREAS
ARE TO BE KEPT CLEAR & CLEAN**

As a reminder, the common landings and area by the front doors should be kept clear and clean. Clear (no pots, boxes, other personal belongings, etc.) so that emergency personnel can easily access the front door. If there are leaves, pine needles, etc. in the front door area, please take a few minutes to sweep and properly dispose of them. Should the area by your front door be a shared area, please arrange with your immediate neighbor about keeping the area clean.

ASSOCIATION ONLY DEALS WITH OWNERS

Since the Association has a direct contractual relationship with its members, it only deals with owners. If renters or guests need to deal with the Association, all correspondence must come through the respective unit owners.

**PARKING REMINDER -
REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles in the complex must have current DMV issued registration stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense. Email notification is just a courtesy. If you park in the "long-term" area, please have your vehicle regularly checked for violation notice. Please notify your renters, guests, workers, agents.

ANTS PESTERING UNITS

In the last few weeks, you may have seen more activities from ants as they search for water. Even though you may be keeping your unit spotless, you still may experience an "invasion." Depending on your preference to treat the interior of your unit, you may contact a pest control company, buy a can of ant spray or ant liquid bait at a local store, or spray with a cleaning solution that has ammonia. The Association is reluctant to spray around the building due to the presence of numerous pets. However, it has placed numerous ant bait stations around the buildings.

**REPORT TO UNION PACIFIC HOMELESS
ENCAMPMENT OR VEGETATION GROWTH**

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP. You will need to give specific location information. Thank you for your cooperation.

COMMUNITY LIAISON INFORMATION FOR SHERIFF NOTED

The current Community Resource Deputy for Goleta is Officer Connor Worden, 805-729-5240.

His email address is crw5576@sbsheriff.org. For emergencies, please call "911". Thank you.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order:)

- Alteration / modification policy
- Balconies / patios
- Dehumidifiers
- Furnace inspection
- Governing documents
- Hard floors
- Insurance review recommended
- Mailbox
- Maintenance request
- Minutes
- Newsletters
- No short-term rentals
- Parking
- Pets
- Pressure regulators
- Quiet hours
- Remodeling
- Resident Guidelines
- Sewer lines
- Smoking prohibited
- Trespassers

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

To keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing, or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

To prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are for patio furniture and are not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy

of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage. Renters are encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you with refinancing, the Association keeps track of the owners / tenants ratio for lenders. Please include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next meeting is **November 14, 2024**, at 6PM, via Zoom and in the Meeting Room at Bldg 7610. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter and other notifications to your tenants. Thank you.

Prepared by: BARTLEIN & COMPANY, INC.

(805) 569-1121 FAX (805) 682-4341

3944 State Street, Suite 200

Santa Barbara, CA 93105

Email : jamesn@bartlein.com

 **Bartlein
& Company, Inc.**